

Planning Board  
Minutes  
February 8, 2007

The Planning Board meeting convened at 6:35PM with the following members present: John MacMillan, Chairman; Joseph Kalagher; Bruce Whitney; Robert MacLeod; and Town Planner Eric Smith. Thomas Ruble arrived at 6:58 PM.

Agenda read by Chairman MacMillan.

Minutes of the January 25th Planning Board Meeting were approved, with one spelling change, on motion by Kalagher with a second by MacLeod. Motion carried 4 to 0 in favor.

Chairman Comments:

- Chairman MacMillan distributed draft copy of the Accessory Dwelling Unit bylaw to PB members for review. Will set aside time at next PB meeting to discuss and determine if we want to move forward with it.

7:00 PM – Open Discussion

- No one in attendance for open discussion.

7:15 PM – Jaillet – ANR – Lashua Road

- Joe Jaillet appeared before the Board to review the ANR for Lashua Road. The ANR does not create any new building lots. After review and discussion it was vote 4 to 0 in favor to accept as presented on motion by Whitney, with a second by MacLeod.

Town Planner Comments

- Eric distributed draft copy of Site Plan Review and Approval bylaw to PB members and reviewed. Further discussion will take place at next PB meeting.

6:45 PM – Lakeview Estates – Inspection Schedule Discussion

David Pelegri, Rizzo Associates, was present for discussion. Chairman MacMillan reviewed the April 26, 2006 letter to Geoff Evancic. David Pelegri stated no notifications have been submitted. Chairman MacMillan suggested the PB set up an inspection schedule with Rizzo Associates. Chair reviewed a draft letter to employ Rizzo for inspectional services. A motion was made by Ruble, with a second by MacLeod, to authorize the letter to inform BNE Realty that the PB is employing Rizzo Associates for inspection of Lakeview Estates subdivision under 8.1 of the Planning Board Rules and Regulations Governing the Subdivision of land, and BNE Realty will be responsible for all costs associated with the inspections. Voted 5 to 0 in favor.

7:30 PM Bray Avenue Definitive Plan Subdivision Modification and OSRD Special Permit Application

Chairman MacMillan opened the hearing at 7:35 PM. Chair read the hearing notice that was in the paper on January 24 and January 31, 2007. Present at the hearing were the owners, Edward McHugh, Paul Rigopolous, and Albert Poladian. Also, Fred Hamwey, and Robert Oliva of Hamwey Engineering and David Pelegri of Rizzo Associates.

Chairman MacMillan noted the original plan was approved in 1986.

Robert Oliva gave a presentation describing the property site and the anticipated plans for development.

Discussion took place focusing on width of the roadway, swales vs. detention basin, sidewalk surface material, and rail trail connection.

The owners and engineers are working with con com on issues.

David Pelegri reviewed Rizzo comments and noted he has received a response from Hamwey Engineering. These will be supplied to PB.

Eric Smith highlighted his review of the plan noting concerns about the B & M rail parcel, signage, and staking / flagging.

Chairman MacMillan inquired about ownership of the road and roadway maintenance and street lighting.

Chairman MacMillan read correspondence received from Light Dept, Fire Dept, Conservation Agent, and the Water / Sewer Supt. Concerning the subdivision plan

A motion to continue the hearing until March 8, 2007 at 7:30 PM was made by Chairman MacMillan and seconded by MacLeod. Voted 5 to 0 in Favor.

Correspondence –

- Town caucus February 26, 2007 at 7:00 PM.
- Information on 40T distributed.
- North Quabbin Regional Landscape Partnership meeting invitation reviewed.

LID Bylaw committee update by Ruble and MacLeod.

Eric reviewed comments on Land Use Suitability Analysis.

Next PB meeting scheduled for February 22, 2007.

Meeting was adjourned at 9:50 PM on motion by Ruble, second by Whitney.

Respectively submitted,

Bruce Whitney - Clerk